

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 19, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Robert Smith, President; Cindy Spoljaric, Vice President (left meeting at 8:46); Daniel Degnan, Pete Emigh, Robert Horkay (arrived 7:10), Ginny Kelleher (left meeting at 8:45; returned at 9:09), Bob Spraetz, and Rob Stokes.

Commission Members Absent: Bill Sanders

City Staff Present: Gregory J. Anderson, Director CD, and Brian Zaiger, City Attorney.

Meeting Announcements: None

Changes to the Agenda:

Anderson reviewed the continued items which included:

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| 0708-REZ-03 | 16025 Spring Mill Road. (Public Hearing Continued to July 21, 2008) Peacock Springmill, LLC requests a change in zoning for approximately 6.9 acres from the AG-SF1 District to the GB District. |
| 0709-REZ-04 | 16024 Spring Mill Road (Public Hearing Continued to June, 2008) Douglas Realty Group, LLC requests a change in zoning for approximately 20 acres from the AG-SF-1 District to the LB District. |
| 0804-DP-02 &
0804-SIT-01 | 4040 West 146 th Street, (Withdrawn) Beam, Longest & Neff requests Development Plan Review and Site Plan Review of the Korean First Presbyterian Church, approximately six (6) acres in the AG-SF-1 District. |
| 0804-DP-03 &
0804-SIT-01 | 318 North Union Street (Public Hearing Continued to June 16, 2008) Weihe Engineers, Inc. requests Development Plan Review and Site Plan Review of an accessory building for the Christ United Methodist Church, approximately six and a half (6.5) acres in the SF-3 District. |

Approval of the Minutes:

Discussion followed regarding the new design of the minutes and public speakers. Spoljaric requests the record to show the comments of the Public Hearing speakers.

Anderson responded this would be taken under advisement.

Kelleher stated the minutes of the past showed more details and asked that now that the minutes are recorded, how long are they maintained.

Anderson responded that the minutes are kept on CDs which are kept indefinitely.

Kelleher stated she understands everything cannot be put in the minutes, but maybe some middle ground could be reached.

Anderson stated if there is a statement of importance, it will be put in the minutes and also stated the Commission as well as the public can request a CD of the meeting at any time.

Degnan agreed he would like to see a little more detail.

Smith stated we are looking for something between verbatim and too little detail.

Motion: Adopt the February Workshop and Regular Meeting minutes.

Motion by: Kelleher; Second by: Emigh; Vote: Passed by voice vote.

Motion: Adopt the March Workshop and Regular Meeting minutes with the noted wishes of the Commission regarding more detail as to whether a public spokesperson spoke in favor of or against.

Motion by: Emigh; Second by: Stokes; Vote: Passed by voice vote. (Kelleher abstained.)

Smith asked when a petitioner comes forward and makes verbal commitments, how is that recorded.

Zaiger stated this would have to be made in a motion. He further stated even if such statements are in the minutes, but are not made part of the motion, it is neither held against the petitioner nor enforceable by the Commission.

Smith stated, therefore, that any commitments or conditions should be included in the motion and duly reflected in the minutes.

Motion: Adopt the April Workshop and Regular Meeting minutes.

Motion by: Stokes; Second by: Spraeetz; Vote: Passed by voice vote. (Kelleher abstained.)

Motion: Adopt the May 5 Workshop Meeting minutes.

Motion by: Emigh; Second by: Kelleher; Vote: Passed by voice vote.

Leuteritz reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

Case No.	0805-DP-06 & 0805-SIT-05
Petitioner	Indiana Brick Corporation
Description	734 East 169 th Street, Requests Development Plan Review and Site Plan Review of an addition to an existing manufacturing facility, approximately ten and six-tenths (10.6) acres in the OI District.

Anderson reviewed the staff report and history of this petition. He further stated the staff has reviewed the development and recommends approval of the development plan and site plan.

Mr. Adam DeHart, Keeler Webb Associates, presented petitioner details of the project and introduced Mr. Kent Grubaugh and Mr. Bruce Lyons, Owner/Operators of Custom Cast Stone and Indiana Brick. He also introduced Mr. Bruce Shumaker, Esq. DeHart discussed minor changes to the project regarding landscaping, site access circulation, and sidewalk attaching to bike path. He further stated since the Workshop meeting the petitioner has worked on construction documents and made resubmittals to outlying agencies. DeHart discussed signage stating the intent is to separate Indiana Brick Corporation from the existing facility, and the vision to place the existing wall sign on the new building. He also stated that additionally, there was a ground mounted sign approved in 2001 and the petitioner is hoping to relocate such sign to the new building. He assured the Commission the petitioner is not asking anything outside the bounds of the sign ordinance, simply relocating the signs.

Discussion:

- Sign lighting
- Shrub location
- Sidewalk and bike path – schematics shown

A Public Hearing opened at 7:30 p.m.

Ms. Christine Pasquinelli expressed concern about the berm facing residential homes and requested additional screening in front of the open storage.

DeHart responded to the public comments and discussed the grading plan and landscaping plan including tree preservation, berm height, and buffer yard plantings.

Kelleher suggested the petitioner and Ms. Pasquinelli meet to discuss her concerns and make sure they are addressed.

Anderson added that Jeremy Miller, staff landscape architect, does review and inspect landscaping.

Mr. Brian Morales expressed concern about the light shields and reflectors and requested that all light fixtures come with shields so that neighbors do not see the bulb or reflection from the back of the fixture. He also requested rather than a chain link fence, that some type of eight foot solid wall be installed between the two buildings for security and noise control. He also requested a truck route i.e. 169th Street east to Westfield Park Drive and then to SR 32, or South on US 31.

DeHart responded to public comments and discussed full cut off fixtures, the six foot tall berm, and installation of accel/decel lanes for safe operation of truck traffic.

The Public Hearing closed at 7:48 p.m.

Motion: Send 0805-DP-06 and 0805-SIT-05 to the City Council with a favorable recommendation.

Motion by: Emigh; Second by: Degnan; Vote: (8-0)

Case No.	0805-PUD-01
Petitioner	Uptown Partners, LLC
Description	547 East 161 st Street, Requests a change in zoning for approximately forty (40) acres from the AG-SF-1 District to the “The Villas at Timber Ridge” PUD District.

Anderson reviewed the project and the staff report. He stated the petitioner is aware that this petition will not move forward to the City Council at this point. He also requested Commissioner comments on this project for further review before the workshop meeting in June.

Mr. Jon Dobosiewicz, Wilfong Kruetz Land Development, introduced Justin Moffit, Uptown Partners; Jim Shenever, Nelson and Frankenburger; and Bill Farbach, A & F Engineering and presented details of the petition and changes made. He stated that a neighborhood meeting was held May 1. He further stated that considering input from the Plan Commissioners as well as previous comments, revisions have been prepared and enhancements made which include reduction of number of homes as well as density for the project. He discussed the site plan, site access, trail plan, open space (just less than

40%), traffic impact study, road impact fees, fiscal analysis, phasing plan, building materials (committed to three building material styles), and building elevations (minimum of five different building elevations). He also discussed the PUD ordinance vs. the SF-A ordinance and the landscape plan. He further stated they have not yet advanced discussions with Viking Meadows as to whether or not we would come to agreement on the use of the Viking Meadows amenities facility. He stated that in the absence of that agreement, the petitioner would commit to construct a clubhouse or meeting facility on the property in the common area.

Discussion included:

- Stokes asked how many units; Jon responded 138 units.
- Spoljaric expressed concern regarding environmental constraints, the number of units, and density.
- Spoljaric asked staff what is in the pipeline regarding empty nester products. Anderson responded there are a few and that this is a niche market on the rise in this area; he further stated staff is working on a report showing total approved and in development and hopes to have this in the near future.
- Demographic discussion followed.

A Public Hearing opened at 8:32 p.m.

Mr. Doyle Mahan stated he has no concern regarding the project, but expressed concern about traffic flow and the possibility of a round about which would take a portion of his yard.

Anderson responded to the public comment and stated an analysis would have to be done before taking any right of way or building any roundabouts.

Anderson further stated there were two emails received today expressing concern regarding this rezone petition; Anderson read the emails. Mr. Tom Campbell is against the rezone request. In addition, Phillip and Judith Haas also voiced concern regarding the proposed project and the rezoning. Anderson passed out copies of the emails to Commission members.

The Public Hearing closed at 8:36 p.m.

Kelleher expressed concern about justifying this project as a PUD since it is all one use. She further stated if the intent is to be a maintenance-free community, she would like something in writing to that effect. She added she would like to get rid of some of the ponds, and additionally, she would like some kind of amenities in the community.

Dobosiewicz stated the ponds are there for a visual amenity, but further stated they propose to use vegetative stream bank stabilization, water edge enhancements, native vegetation, or highly designed gardens and filter strips. He further shared the text which would be included regarding the maintenance free environment.

Smith commented on the set back requirements, patios, living area behind the units stating this really needs to be laid out. He also added that a community building would be good.

Motion: Continue 0805-PUD-01 to the June 2 Workshop meeting.

Motion by: Emigh; Second by: Kelleher; Vote: Passed by voice vote.

Case No.	N/A
Petitioner	City Staff
Description	Confirmatory Resolution: Approval of the Plan Commission's Order Approving the Redevelopment Commission's Resolution Amending the Declaratory Resolution for the Aurora Sub-Economic Development Area.

Zaiger explained the Confirmatory Resolution stating the Redevelopment Commission has established an east side economic development area for tiffing, etc. He explained that in that area, two projects have popped up, first Aurora, previously approved by the Commission in its entirety. Since that time some areas have been annexed creating the ability to add to the East Side Economic Development area; Aurora would be created as a sub-area. Zaiger stated tonight the request to the Commission is that an order be issued by the Commission stating that this plan is compliant with the Comprehensive Plan.

Smith asked Anderson to state what the Department recommendation is and whether or not it is compliant.

Anderson stated the Department recommendation is for the Commission to approve the order and that this is compliant with the Comprehensive Plan and Thoroughfare Plan.

Mr. Chris Hamm, North Star Land Entitlement Development Services, representing CR White, explained the resolution and Tiff in further detail.

Motion: That the Advisory Plan Commission adopt a Resolution stating that the plan adopted by the Redevelopment Commission in Resolution 8-2008 complies with the Comprehensive Plan of the City and is therefore approved, ratified, and confirmed.

Motion by: Degnan; Second by: Stokes; Vote: (6-0)

Case No.	N/A
Petitioner	City Staff
Description	Confirmatory Resolution: Approval of the Plan Commission's Order Approving the Redevelopment Commission's Resolution Amending the Declaratory Resolution for the Eagletown Sub-Economic Development Area.

Zaiger explained the Eagletown Sub-Area which is also part of the East Side Development Area, stating this project was also previously adopted by the Plan Commission and thus incorporated into the Comprehensive Plan. He further stated the request tonight is that an order be issued stating that this plan is compliant with the Comprehensive Plan.

Smith asked Anderson to state what the Department recommendation is and whether or not it is compliant.

Anderson stated that this is compliant with the Comprehensive Plan, and the Department recommends approval of the order.

Motion: That the Advisory Plan Commission adopt a Resolution stating that the plan adopted by the Redevelopment Commission in Resolution 10-2008 complies with the Comprehensive Plan of the City and is therefore approved, ratified, and confirmed.

Motion by: Stokes; Second by: Degnan; Vote: (6-0)

REPORTS

APC Membership	None
APC Officers	None
City Staff	Training Opportunity – “Nitty Gritty” Basic Training – July 8th

Anderson introduced Tyler Hilton and Adam Peaper, summer interns in the Community Development Department.

ADJOURNMENT 9:11 PM

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP